

PLANNING COMMISSION MINUTES

April 17, 1990

Present: Vice-Chairwoman Cheryl Okubo, Dick Dresher, Berwyn Andrus, Mick Johnson, Kathi Izatt, Mike Holmes; Jack Balling, City Engineer; Les Foy, City Council Rep.; Jon Reed Boothe, Planning Director

Excused: Chairman Robert McKenzie Absent: Elaine McKay Invocation: Les Foy

Minutes of April 3, 1990 were unanimously approved with the amendment of Dick Dresher being excused, not absent.

Commercial Applications:

4-17-90.11A Bountiful 50th Ward LDS Church, Preliminary & Final Approval Requested,
100 N. 1500 E., Wayne Balle

Mr. Balle presented the proposed plan. Thirty percent of the site is in landscaping - ordinance requires 10%. Storm drainage is provided on the property with more than required capacity. There will be no storm drain fee. Drainage, curb and gutter, walks, paving, and all site work exceeds city standards.

Mr. Balling prepared a report and recommends preliminary and final approval subject to the following conditions:

1. Payment of a sanitary sewer fee in the amount of \$3,330.00 subject to changes and final permit review;
2. Payment of a culinary water fee in the amount of \$4,730.00. The city will install the service to the property line including the meter and box;
3. The overflow line from the detention basin should be stubbed into the west inlet box on Moss Hill Drive;
4. The roof system should be increased from 30# per sq. ft. live load to 40# per sq. ft. Final approval of the building plans is subject to final review, corrections, and payment of required fees;
5. Posting a landscape bond to guarantee landscaping and sprinkler system as required by ordinance.

There will be three access roads, two from the south and one from the west. There will be grades of 13.5-14%, however the parking lots are 5 and 6% slope.

Mick Johnson made a motion for preliminary and final approval subject to the City Engineer's

recommendations; seconded by Les Foy; voting was unanimous.

4-17-90.11B Convenience Store - Preliminary, 2193 So. Orchard Dr., Shegrud & Associates

This item was cancelled. Miscellaneous:

4-17-90.12A Review Chapter 6, Zoning Ordinance - Foothill
Overlay Zone

In preparation for the meeting with the City Council on May 2, 1990, the Planning Commission held a lengthy discussion on the existing problems with the Foothill Development Regulations.

Recommendations to City Council:

1. Item "C"! Section 6-100 Purpose, page 6-1: The preservation of natural features, wildlife habitat and open space. This needs to be addressed.

2. Plan A:

A motion was made by Les Foy to eliminate PUD's in the Foothill Overlay Zone (delete Section 6-402); Berwyn Andrus seconded the motion; 3 approved - 3 opposed. Cheryl Okubo voted approval; motion was approved by majority 4-3.

3. Plan B: (Alternate to Plan A)

- a. Change the density from 6 dwelling units per acre to 3 and 4 dwelling units per acre to 1;
- b. Private streets to have a minimum width of 30 ft., and sidewalk on one side;
- c. 50% open space to be contiguous;
- d. No more phase construction in PUD's;
- e. Enough space to store snow during removal.

Les Foy made a motion to approve Plan B as an alternate recommendation to Plan A; Kathi Izatt seconded the motion; voting was unanimous.

4. Flag Lots: (6-4017)

Flag lots are in the Foothill Overlay Zone only. There is a risk in flooding or burning out neighbors. Adequate frontage of 80 ft. on a dedicated street is required by ordinance for single family lots. This is to provide serviceable area on the front of property that is maintained and accessible for Fire Dept., mail delivery, garbage collection, etc.

Les Foy made a motion to eliminate flag lots from the Foothill Overlay Zone. Motion died for lack of a second.

Les Foy amended the motion to change the existing ordinance from 30 ft. frontage to a minimum

80 ft. on the stem portion of a flag lot. Berwyn Andrus seconded the motion; 4 approved - 2 against. Motion carried by majority 4-2.

5. Mike Holmes made a motion to amend 6-4015, Lot and Access Design, to allow a dwelling to be built no more than 200 ft. from the nearest public street as measured from the street along the center line of the driveway to the nearest point of the dwelling. Les Foy seconded the motion; 5 approved - 1 opposed. Motion carried by majority 5-1.

6. Mike Holmes made a motion to make the 12% grade maximum on public and private streets with no exceptions to allow a higher grade; Les Foy seconded; 5 approved - 1 opposed. Motion carried by majority 5-1. (Amending 6-5062 and 6-5066, b).

7. Dick Drescher made a motion that 10 ft. cuts and 10 ft. fills as a maximum should be enforced or safety sake and for adherence to the ordinance. Seconded by Les Foy; voting was unanimous.

8. Jack Balling suggested that Section 6-4011i Vsable Area, be combined with Sections 6-4016 and 6-403 for improved ordinance structure. Planning Commiss @on felt this to be a good change.

Miscellaneous items 12B and 12C were postponed.

Meeting adjourned at 8:45 PM.

DATE: April 17, 1990

TO: Planning Commission

FROM: City Engineer

SUBJECT- Preliminary and Final Review of 50th Ward L.D.S. Church
100 North 1500 East

I have made a review of the plans for the church as defined above and recommend final approval subject to the following conditions:

1. Storm Drainage: The site plan provides for storm water detention on site in a 60- inch pipe 280 feet long which has a capacity of 5,500 cu.ft. The required storage is 4,700 cuft.
2. Sanitary Sewer. The connection fee to the sewer system is based upon the number of plumbing fixture units in the building. (The fee is \$600 for the first 20 fixture units and \$30 for each unit over 20.) There are 111 fixture units in this building, and the fee will be \$3,330 (subject to changes and final permit review).
3. Culinary Water. The culinary water is available to this building and the fee for a 2- inch water meter is \$4,730. The City will install the service to the property line, including the meter and box, for the fees as noted.
4. Site Plan Review:
 - (a) The overflow line from the detention box should be stubbed into the west inlet box on Moss Hill Drive.
 - (b) Drainage, curb and gutter, walks, paving, and all site work exceeds City standards.
5. Building Plans: The final review is in the process of being completed. The live load design should be increased from 30#1ft' to 40#1ft' in this area. The approval should be subject to final review, corrections, and payment of required fees.
6. Landscaping: The landscaping is far in excess of the ordinance requirements. Thirty percent of the site is in landscaping (the ordinance only requires ten percent). A bond is required to guarantee the completion of the landscaping as per the ordinance.